

# Ornella's Estates

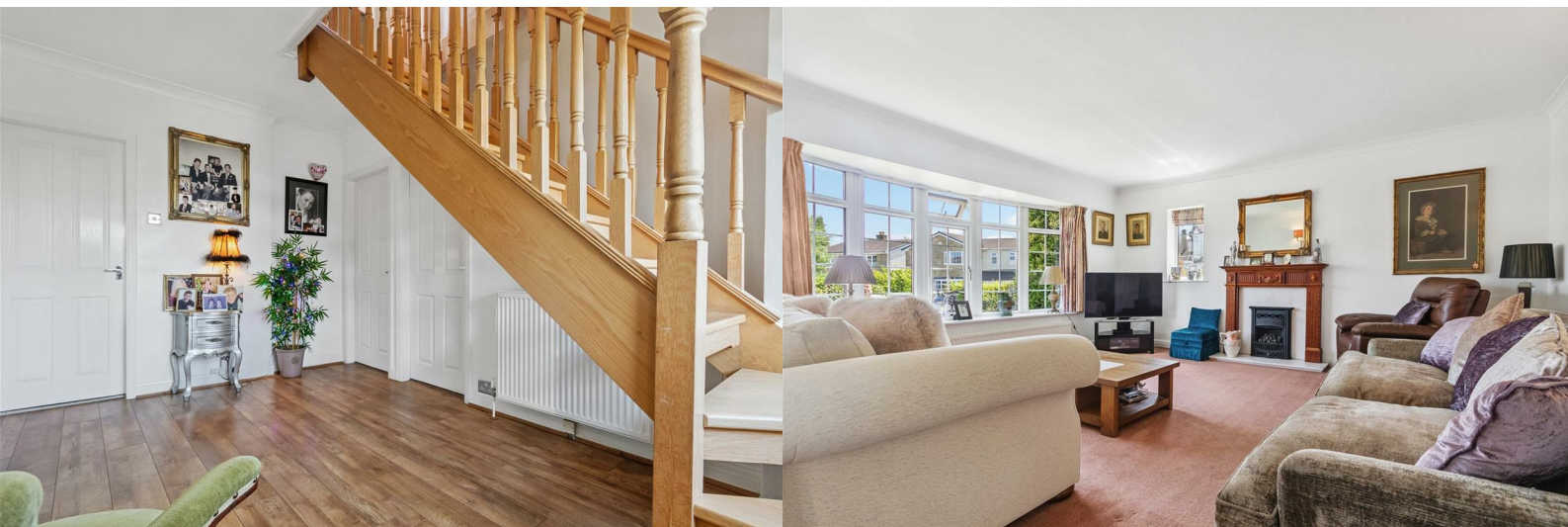
PROUDLY INDEPENDENT



## 2 Renton Lea

Guiseley, Leeds, LS20 8LU

Price £680,000



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### INTRODUCTION

An exceptional opportunity to purchase a beautifully presented detached bungalow, perfectly positioned in a quiet cul-de-sac in one of Guiseley's most desirable residential areas. Just a short stroll from the vibrant heart of Guiseley—offering a fantastic selection of shops, cafés, restaurants, amenities, and excellent schools—this charming home also boasts easy access to Guiseley Train Station, ideal for commuters.

Immaculately maintained and full of kerb appeal, the property welcomes you with a light-filled entrance hallway that immediately sets the tone. The spacious family lounge is warm and inviting, while the impressive dining kitchen offers the perfect space for everyday living and entertaining, complete with a separate utility room and a lovely conservatory overlooking the garden. The ground floor also features two generous double bedrooms and a stylish house shower room. Upstairs, you'll find two further well-proportioned double bedrooms, including a wonderful principal suite with a large en-suite bathroom.

Outside, the property continues to impress. A generous tarmac driveway provides ample off-street parking and leads to a detached garage with power, lighting, and up-and-over door. The front garden is attractively landscaped with a lush lawn and a vibrant array of flowers, trees and shrubs. To the rear, a beautifully enclosed and private garden awaits—featuring a patio seating area, manicured lawn, mature planting and a fabulous decked BBQ area, perfect for alfresco dining and summer entertaining.

This is a rare find in such a highly regarded location—and properties of this calibre don't stay on the market for long. Early viewing is highly recommended.

### WHAT OUR VENDORS SAY

#### LOCATION

Renton Lea is a highly regarded and peaceful cul-de-sac set in the heart of Guiseley—a thriving and family-friendly town that perfectly blends convenience with community charm. Ideal for families, professionals and downsizers alike, Guiseley offers an impressive range of amenities right on your doorstep. For families with children, you'll find an excellent choice of nurseries and schools, including Guiseley Primary School, St. Oswald's C of E Primary, Tranmere Park Primary, Queensway Primary, Hawksworth C of E Primary, and the well-respected Guiseley School for secondary education. There are also several local nurseries including Little Buttons Nursery, Guiseley Nursery, and Daisy Chain Childcare.

Guiseley Train Station is just a short walk away, offering regular direct services to Leeds, Bradford and beyond—making commuting a breeze. The town is also exceptionally well-served by major supermarkets such as Morrisons, Aldi, and Marks & Spencer Foodhall, as well as a wide range of independent shops and local businesses. Food lovers will appreciate the fantastic variety of cafés, pubs and restaurants, including Everybodys, Coopers, Pranzo, The Station, and Amici, plus cosy coffee spots like Costa, Caffè Nero, and local favourites like The Loft and The Green Apple Café.

With picturesque countryside walks on the doorstep, excellent transport links,

and a genuine community spirit, Guiseley remains one of Wharfedale's most desirable places to live—offering everything you need for a balanced and fulfilling lifestyle.

### HOW TO FIND THE PROPERTY

SAT NAV LS20 8LU

#### APPROACH

As you approach this much loved home, you immediately notice how pretty she looks. Offering great kerb appeal and comprising:

#### LIGHT AND AIRY HALLWAY

13'4" x 8'11" (4.07 x 2.72)

As you enter you immediately get the feeling of how light and airy it is. Comprising composite entrance door to the front elevation. Two double radiators. Stairs to first floor. Doors leading to:

#### LARGE FAMILY LOUNGE

16'6" x 14'9" (5.05 x 4.52)

What a beautiful relaxing family lounge offering an abundance of natural light and comprising Upvc double glazed windows to the front elevation. Two single radiators. TV and telephone points. Coving to ceiling.

#### LARGE FAMILY MODERN DINING KITCHEN

19'3" x 11'3" (5.89 x 3.45)

This is the heart of the house. Great for entertaining family and friends. Comprising centre island with granite worktop. A wide range of beautifully fitted wall and base units with granite worksurfaces over. Integral induction hob, Integral double oven and grill. Integral dishwasher and large integral fridge. Inset spot lights. Astrite style sink one and a half bowl single drainer. Doors leading to utility.

#### UTILITY ROOM

9'7" x 3'11" (2.94 x 1.20)

Always useful to have. Upvc double glazed window to the side elevation. Valliant combi boiler. Points for washing machine and dryer.

#### CONSERVATORY

12'9" x 9'7" (3.91 x 2.94)

This is another lovely room comprising Upvc double glazed windows to the rear and side elevations. Upvc double glazed French Doors leading into the garden. Double radiator.

#### MASTER BEDROM

10'7" x 12'4" (3.23 x 3.77 )

A beautiful double bedroom comprising fitted wardrobes, upvc double glazed windows to the rear elevation. Coving to ceiling. Double radiator.

#### BEDROOM.2.

10'5" fitted wardrobes x 12'3" (3.20 fitted wardrobes x 3.74)

Another lovely double bedroom comprising Upvc double glazed windows to the rear elevation. Double radiator. Fitted wardrobes. Coving to ceiling.

Tel: 01943 661506

## HOUSE SHOWER ROOM

9'1" x 7'4" (2.78 x 2.24)

A beautiful shower room comprising Upvc double glazed window to the rear elevation. Walk in double shower. Fully tiled walls and floors. Low level w.c. Vanity unit with built in wash hand basin. Radiator. Inset spotlights. Underfloor heating.

## FIRST FLOOR

### LANDING AREA

Comprising velux window. Double radiator. Doors leading to:

### BEDROOM.3.

13'0" x 9'9" (3.98 x 2.98)

Another fabulous double bedroom comprising Velux windows. Eaves storage spaces. Double radiator.

### BEDROOM.4.

14'5" x 11'7" (4.40 x 3.55)

Yes you have guessed it. Another great double bedroom comprising Upvc double glazed windows to the front elevation. Double radiator. Beams. Storage space. Door to:

### ENSUITE BATHROOM

8'8" x 8'3" (2.66 x 2.54)

Great for relaxing after a hard days work in this Jacuzzi deep bath. Low level w.c. Wash hand basin. Part tiled walls. Tiled floors. Double radiator. Upvc double glazed to the side elevation.

## OUTSIDE

### DRIVEWAY AND GARAGE

To the front of this property there is a tarmaced driveway providing ample off street parking leading to a detached garage with up and over doors, power and light.

### FRONT GARDEN

A beautifully maintained front garden adds to the kerb appeal of this lovely home with a neat mainly laid to lawn area, flowers, trees and shrubbery.

## REAR GARDEN

To the rear, a beautifully enclosed and private garden awaits—featuring a patio seating area, manicured lawn, mature planting and a fabulous decked BBQ area, perfect for alfresco dining and summer entertaining.

## ESTATE AGENCY SERVICES DECLARATION

Ornella's Estates would normally offer all clients, applicants and prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors. We would normally be entitled to commission or fees for such services. The reason we do this is so that the transaction runs smooth and causes less stress for all our clients. You have the option to opt out.

## MORTGAGES

DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOULD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

## PROPERTY OMBUDSMAN

ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

## BROCHURE

PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.



Road Map



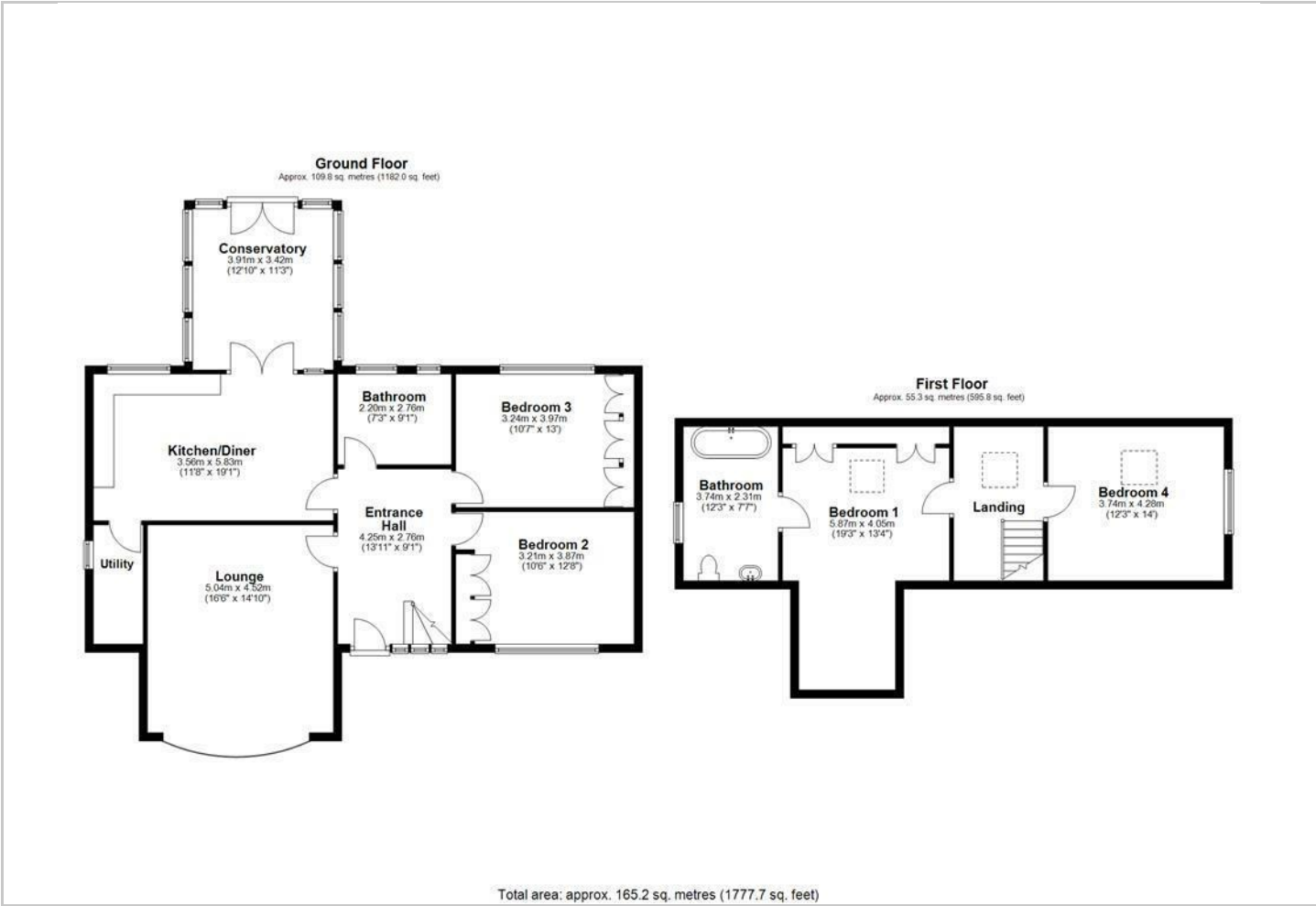
Hybrid Map



Terrain Map



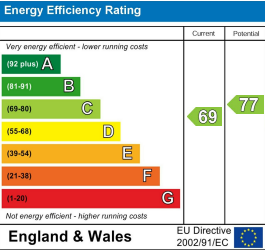
Floor Plan



Viewing

Please contact our Ornela's Estates Office on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.